

S2W2 - Section 2 West 2, Subs 9175 2100 2101 2102 2103 2104

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard
18-1000-0001-00-8	1680 SUN PRAIRIE DR	07/19/21	\$244,975	\$348,100	\$40,388
18-1000-0003-00-1	1670 SUN PRAIRIE DR	07/30/20	\$258,000	\$341,579	\$41,533
18-3100-0014-00-0	2946 WINDSOR DR	01/07/22	\$271,900	\$316,723	\$43,042
18-3100-0015-00-6	2944 WINDSOR DR	06/03/21	\$216,000	\$278,986	\$34,556
18-3100-0026-00-8	2983 WINDSOR DR	03/24/22	\$243,500	\$210,644	\$27,286
18-3100-0032-00-8	3047 WINDSOR DR	10/21/22	\$255,000	\$214,515	\$30,168
18-3230-0008-01-0	2671 PADDOCK CIRCLE	08/25/20	\$489,000	\$425,951	\$14,881
18-3232-0014-00-4	2580 TANBARK TR	01/13/22	\$300,000	\$320,579	\$40,037
18-3232-0018-00-0	1510 MANOR DR	07/01/20	\$317,000	\$329,129	\$69,274
18-3232-0019-00-6	1511 MANOR DR	06/19/20	\$226,500	\$270,047	\$42,529
18-3232-0020-00-4	1501 MANOR DR	09/22/22	\$360,000	\$290,259	\$35,469
18-3250-0004-00-7	1450 S MANOR DR	12/29/21	\$200,000	\$237,105	\$43,584
18-3250-0006-00-0	1472 S MANOR DR	10/08/20	\$245,500	\$295,607	\$40,645
18-3250-0010-00-7	1403 S MANOR DR	05/04/20	\$214,500	\$264,872	\$31,211
18-3250-0020-00-2	1414 N MANOR DR	10/28/21	\$270,000	\$322,973	\$32,096
18-3250-0029-00-0	1391 N MANOR DR	10/22/21	\$358,250	\$377,664	\$69,831
18-3250-0034-00-3	1321 N MANOR DR	07/23/21	\$280,000	\$303,342	\$49,844
18-3250-0035-00-0	1318 S MANOR DR	11/19/21	\$239,900	\$280,256	\$53,503
18-3250-0048-00-4	2685 HILLVIEW LN	04/26/21	\$360,000	\$385,830	\$8,707
18-5600-0001-00-8	1683 GRANDEUR LN	07/06/21	\$360,000	\$415,225	\$53,073
18-6820-0012-00-2	2764 SANDRA TERRACE	05/11/21	\$410,000	\$455,828	\$37,635
18-6820-0015-00-1	2744 SANDRA TERRACE	03/05/21	\$262,000	\$343,184	\$48,204
18-6820-0021-00-1	1361 SUSAN DR	08/22/22	\$250,000	\$251,324	\$32,207
18-8600-0026-00-7	2992 WASHINGTON AVE	09/09/21	\$164,000	\$208,199	\$38,808
18-8600-0035-00-6	1446 N AURILLA DR	08/10/20	\$188,000	\$235,340	\$38,816
18-8600-0037-00-9	1459 S AURILLA DR	06/30/21	\$155,000	\$189,518	\$36,204
18-8800-0001-01-5	2896 WASHINGTON AVE	06/18/21	\$260,500	\$295,278	\$40,613
18-8800-0014-00-1	2834 SANDRA TERRACE	11/20/20	\$329,000	\$392,353	\$39,487
18-8800-0014-00-1	2834 SANDRA TERRACE	09/26/22	\$420,000	\$392,353	\$39,487
18-8800-0022-00-4	1337 HICKORY DR	06/18/20	\$205,000	\$259,939	\$52,448
Totals:			\$8,353,525	\$9,252,702	

Final Conclusion .823

Bldg. Residual	Cost Man. \$	E.C.F.
\$204,587	\$331,944	0.616
\$216,467	\$323,674	0.669
\$228,858	\$295,233	0.775
\$181,444	\$263,679	0.688
\$216,214	\$197,797	1.093
\$224,832	\$198,864	1.131
\$474,119	\$443,441	1.069
\$259,963	\$302,634	0.859
\$247,726	\$280,318	0.884
\$183,971	\$245,435	0.750
\$324,531	\$274,854	1.181
\$156,416	\$208,761	0.749
\$204,855	\$275,040	0.745
\$183,289	\$252,061	0.727
\$237,904	\$313,783	0.758
\$288,419	\$332,074	0.869
\$230,156	\$273,461	0.842
\$186,397	\$244,610	0.762
\$351,293	\$406,821	0.864
\$306,927	\$390,671	0.786
\$372,365	\$451,125	0.825
\$213,796	\$318,209	0.672
\$217,793	\$236,372	0.921
\$125,192	\$182,730	0.685
\$149,184	\$212,000	0.704
\$118,796	\$165,387	0.718
\$219,887	\$274,720	0.800
\$289,513	\$380,654	0.761
\$380,513	\$380,654	1.000
\$152,552	\$223,831	0.682
\$7,147,959	\$8,680,837	0.823
E.C.F. =>		0.823

Ave. E.C.F. =>

0.819